

IN RE: PETITION FOR VARIANCE

NW/Corner Wight Avenue & Pepper Road
(200-202 Wight Avenue)
8th Election District
3rd Council District

McCormick & Company
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY

* Case No. 02-208-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, McCormick & Company, through its attorney, C. William Clark, Esquire. The Petitioners seek relief from Sections 255.1, 238.1 and 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 19 feet in lieu of the required 25 feet for an existing building and proposed addition. The subject property and requested relief are more particularly shown on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Gregory Yawman, Esquire, Associate General Counsel, and Steve Ledrich, on behalf of McCormick & Company, Inc., property owners. Also appearing were Jeff Gallaher, a representative of Gaudreau, Inc., the Architects retained by the Petitioners, and, C. William Clark, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

The subject property is a rectangular shaped lot located on the northwest corner of the intersection of Wight Avenue and Pepper Road in the Hunt Valley Industrial Park. This business community features a variety of tenants/property owners, including manufacturers, warehouses, professional offices, etc. In fact, the parcel is located immediately across Wight Avenue from Precinct 7 of the Baltimore County Police Department. The subject property contains a gross area of 4.104 acres, more or less, zoned M.L.-I.M. and is improved with a 132,962 sq.ft. one-story

ORDER RECEIVED FOR FILING

Date

By

1/31/02

Rep

building. Testimony indicated that the building was constructed in 1962 and leased to a variety of tenants over the years. However, the building is now used entirely by McCormick & Company in connection with its manufacturing operation. The building contains office space, research labs, and a consumer testing area. Within this testing area, McCormick's products are tested and sampled as part of its research process.

As noted above, the Petitioners seek relief to allow construction of a proposed addition. In 1985, in Case No. 86-166-A, the Petitioners sought similar relief as set forth above for a small addition in the front/center of the building to provide an entrance facing Wight Avenue. Zoning relief was granted in that case by then Deputy Zoning Commissioner Jean M. Jung, on October 25, 1985. The Petitioners now propose a second entrance to accommodate members of the public who visit the property for consumer testing. Thus, a "bump out" is proposed to provide a separate, well-marked entrance on the front end of the building near Pepper Road. As shown on the site plan, the proposed addition will be 11 feet deep and 42 feet wide and will also face Wight Avenue.

Arguably, this proposal could be considered as being within the spirit and intent of the previous Order in that an identical 19-foot front yard setback from the proposed new entrance will be provided. As noted above, the same relief, for the same side of the building and for the same purpose, is requested here. Nonetheless, it is clear that the proposal represents new construction.

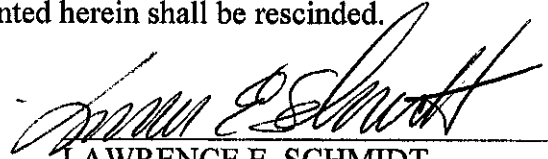
In any event, upon due consideration of the testimony and evidence offered, I am easily persuaded to grant the variances. In my judgment, the proposal is appropriate and is consistent with existing conditions in the surrounding locale. The uniqueness attributed to this property relates to the footprint of the existing building and its orientation towards Wight Avenue. Moreover, it is clear that there will be no detrimental impact to the surrounding locale in that the proposal is consistent with existing improvements. In sum, I am persuaded that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. and that relief should be granted.

Pursuant to the advertisement, posting of the property and public hearing held, and for the reasons set forth herein, the relief requested shall be granted.

ORDER RECOMMENDED FOR FILING
1/30/02
JEP

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of January, 2002 that the Petition for Variance seeking relief from Sections 255.1, 238.1 and 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 19 feet in lieu of the required 25 feet for an existing building and proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/31/12
By Rpp



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 30, 2002

C. William Clark, Esquire
Nolan, Plumhoff & Williams
502 Washington Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NW/Corner Wight Avenue & Pepper Road
(200-202 Wight Avenue)
8th Election District – 3rd Council District
McCormick & Company, Inc. - Petitioners
Case No. 02-208-A

Dear Mr. Clark:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Gregory Yawman, Esquire, McCormick & Co., Inc.
18 Loveton Circle, Sparks, Md. 21152
Mr. Steve Ledrich, Plant Manager, McCormick & Co., Inc.
204 Wight Avenue, Hunt Valley, Md. 21031
Mr. Jeff Gallaher, Gaudreau, Inc.
810 Light Street, Baltimore, Md. 21230
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 200-202 WIGHT AVENUE

which is presently zoned ML-IM

8th ELECTION DIST. 3rd COUNCILMANIC DIST.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 255.1 and Section 238.1 and Section 303.2 to permit a front yard for an existing commercial building of 19' in lieu of the required 25' from the property line.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The special circumstances applicable to this property include a change in the setbacks since the construction of this building which the owner seeks to remodel to provide an additional entrance from the Wight Ave. side and the existing parking lot near the east side of the building, which otherwise are practically difficult and for such other reasons as will be presented at a Hearing on this Petition.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

C. WILLIAM CLARK, ESQUIRE

Name - Type or Print

Signature

NOLAN, PLUMHOFF & WILLIAMS, CHARTERED
Company

502 WASHINGTON AVE. SUITE 700 (410) 823-7800
Address Telephone No.

TOWSON, MD 21204
City State Zip Code

Case No. 02-208-A

220 11/15/98

Legal Owner(s):

MC CORMICK & CO., INC.

Name - Type or Print

Signature

GREGORY YAWMAN, ESQUIRE ASST. GENERAL COUNSEL
Name - Type or Print

Signature

18 LOVETON CIRCLE (410) 527-8312
Address Telephone No.

SPARKS, MD 21152
City State Zip Code

Representative to be Contacted:

JEFF GALLAHER, GAUDREAU, INC.
Name

810 LIGHT STREET (410) 837-504
Address Telephone No.

BALTIMORE, MD 21230
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By STH Date 02-19-01

ORDER RECEIVED FOR FILING

Date

By

H. MALMUD & ASSOCIATES, INC.
100 CHURCH LANE
BALTIMORE, MARYLAND 21208

TELEPHONE 410 653-9511

ZONING DESCRIPTION
202 WIGHT AVENUE
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING AT THE NORTHWEST CORNER OF WIGHT AVENUE, 70 FEET WIDE AND
PEPPER ROAD, 50 FEET WIDE, THENCE BINDING ON PEPPER ROAD THE TWO FOLLOWING
COURSES AND DISTANCES:

- (1) NORTH 28 DEGREES 12' 07" EAST 28.49 FEET, AND
- (2) NORTH 16 DEGREES 23' 16" WEST 270.00 FEET, THENCE LEAVING PEPPER
ROAD AND RUNNING THE TWO FOLLOWING COURSES AND DISTANCES:
 - (3) SOUTH 72 DEGREES 47' 30" WEST 524.99 FEET AND,
 - (4) SOUTH 16 DEGREES 23' 16" EAST 290.00 FEET TO THE NORTHWEST SIDE OF
WIGHT AVENUE, THENCE BINDING THEREON:
- (5) NORTH 72 DEGREES 47' 30" EAST 504.99 TO THE PLACE OF BEGINNING.

CONTAINING 3.490 ACRES OF LAND, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE
CONVEYANCE OF TITLE.

HERBERT MALMUD
REGISTERED LAND SURVEYOR
MARYLAND # 7558

OCTOBER 23, 20001

file: McCormick Sensory 202 Wight Av



02-208-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

08111

DATE 11-19-01

ACCOUNT

R.001-006.6150

RECEIVED
FROM:

McCormick & Co. Inc.

AMOUNT

\$ 250.00

FOR:

Commacker Balance 250.00
LETA 250.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5577

PAID RECEIPT

PAYMENT

ACTION

TIME

11/20/2001

11/20/2001

10:37:24

REF #25021

REF #25021

CASHIER PROS LRB

DEPT

3

DEPT 5 528 ZONING VERIFICATION

CR. NO. 000125

Receipt Tot

250.00

250.00 CR

.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-208-A
200-202 Wight Avenue
NW corner Wight Avenue
& Pepper Road
8th Election District
2nd Councilmanic District
Legal Owner(s):

Gregory Yawman,
McCormick & Co., Inc.
Variance: to permit a front
yard for an existing com-
mercial building of 19 feet
in lieu of the required 25
feet from the property line.
**Hearing: Wednesday, Jan.
23, 2002 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.**

LAWRENCE E SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For Information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT 1/6/47 Jan. 8 C513924

CERTIFICATE OF PUBLICATION

1/10/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 1/8/, 2002.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-208-A

Petitioner/Developer: GREGORY

YAWMAN, M-CORMICK & CO

Date of Hearing/Closing: 1/23/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 200-202 WIGHT AVE

The sign(s) were posted on 1/8/02
(Month, Day, Year)

Sincerely,

[Signature] 1/8/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

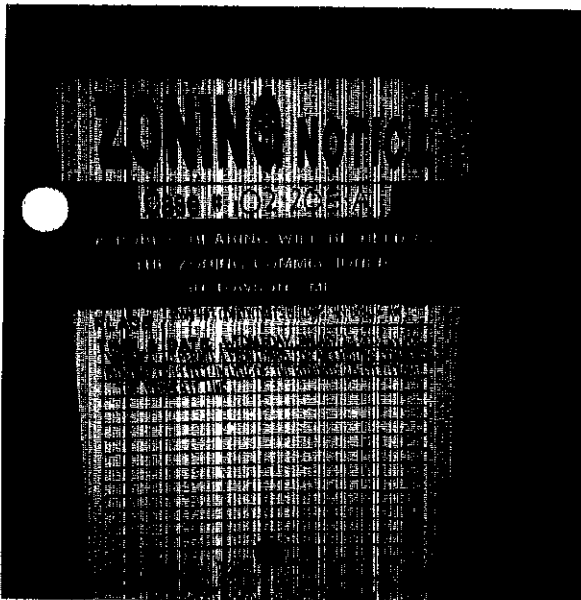
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-208-A

Petitioner: Mc Cormick & Co Inc

Address or Location: 200-202 WIGGAT AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William CLARK, ESQ.

Address: NORAN, PUMPHOFF & WILLIAMS, CHARTERED.
502 WASHINGTON AVE. SUITE 700
TOWSON, MD 21204.

Telephone Number: 410-823-7800

Revised 2/20/98 - SCJ

02-208-A

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 8, 2002 Issue -- Jeffersonian

Please forward billing to:

C. William Clark
Nolan Plumhoff & Williams
502 Washington Avenue, Ste 700
Towson MD 21204

410 823-7800

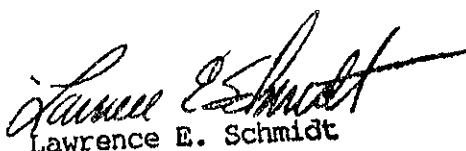
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-208-A
200 – 202 Wight Avenue
NW/corner Wight Avenue & Pepper Road
8th Election District – 2nd Councilmanic District
Legal Owner: Gregory Yawman, McCormick & Co Inc

Variance to permit a front yard for an existing commercial building of 19 feet in lieu of the required 25 feet from the property line.

HEARING: Wednesday, January 23, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDL
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 24, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-208-A
200 – 202 Wight Avenue
NW/corner Wight Avenue & Pepper Road
8th Election District – 2nd Councilmanic District
Legal Owner: Gregory Yawman, McCormick & Co Inc

Variance to permit a front yard for an existing commercial building of 19 feet in lieu of the required 25 feet from the property line.

HEARING: Wednesday, January 23, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDL
Director

C: C. William Clark, Nolan Plumhoff & Williams, 502 Washington Avenue,
Suite 700, Towson 21204
Gregory Yawman, McCormick & Co Inc, 18 Loveton Circle, Sparks 21152
Jeff Gallagher, Gaudreau Inc, 810 Light Street, Baltimore 21230

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 8, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 18, 2002

C. William Clark, Esquire
Nolan Plumhoff & Williams
502 Washington Avenue, Suite 700
Towson MD 21204

Dear Mr. Clark:

RE: Case Number: Mr. Clark, 200-202 Wight Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 19, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Gregory Yawman, Esquire, McCormick & Co Inc, 18 Loveton Circle, Sparks 21152
Jeff Gallagher, Gaudreau Inc, 810 Light Street, Baltimore 21230
People's Counsel

Come visit the County's Website at www.co.ba.md.us




Ho
1/23

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: January 11, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item Nos. 200, 201, 202, 204, 205, (208)
209, 210, 211, 212, 213, 215, 216, 217,
218, 219, and 220
REVISED January 23, 2002
*(Item No. 206 has been removed from
the above items and has been updated.)*

JAN 25

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 2, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 17, 2001

Item No.:

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

200, 201, 202, 207, ~~208~~, 210, 211, 212, 214, 217, AND 218

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Ho
1/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: December 27, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-208**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

27

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.31.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED] (JRA)

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kr Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
200-202 Wight Avenue, NW/Cor Wight Ave
and Pepper Rd
8th Election District, 2nd Councilmanic

Legal Owner: McCormick & Co., Inc.
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-208-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to C. William Clark, Esq., Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 17, 2001

C. William Clark, Esq.
Nolan, Plumhoff & Williams
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, MD 21204-4528

Dear Mr. Clark:

RE: 200-200 Wight Avenue, McCormick & Co., Inc., 8th Election District

Your letter to Arnold Jablon, Director of PDM has been referred to me for reply. In zoning case #86-166-A the Deputy Zoning Commissioner on 10-25-85 granted a zoning variance for a 19 foot front setback in lieu of the required 30 feet for an enclosed 11 ft. x 28 ft. x 8 inch ambulatory entrance. Your client's request is for a 2nd enclosed (11 ft. x 42 ft.) ambulatory entrance to be located 175 ft. east of the existing entrance. This proposed second entrance would also have a front setback of 19 ft. and would be in line with the existing entrance as shown on the submitted plan. The purpose of the proposed second entrance would be to allow easier access for persons entering the building for consumer testing of products manufactured by McCormick, and in connection with a reorganization of the interior space of the building. At the time of the prior hearing the address for the portion of the building affected by variance was 200 Wight Avenue. The address for the portion of the building for the proposed entrance is 202 Wight Avenue. Although it is all one building on one separately deeded lot (Tax acc.#16-00-0068,2).

Pursuant to Section 102.1A.2.a of the Policy Manual the proposed addition requires a variance.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Sullivan".

John J. Sullivan
Planner II
Zoning Review

JJS:ggs

Enclosure

02-208-A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JEFFREY L. GAULAUHER

GAUDREAU, INC. 810 LIGHT ST. BALT. MD 21230

Steve Ledrich

McCormick & Co. 204 Wight Ave
Hunt Valley MD 21031

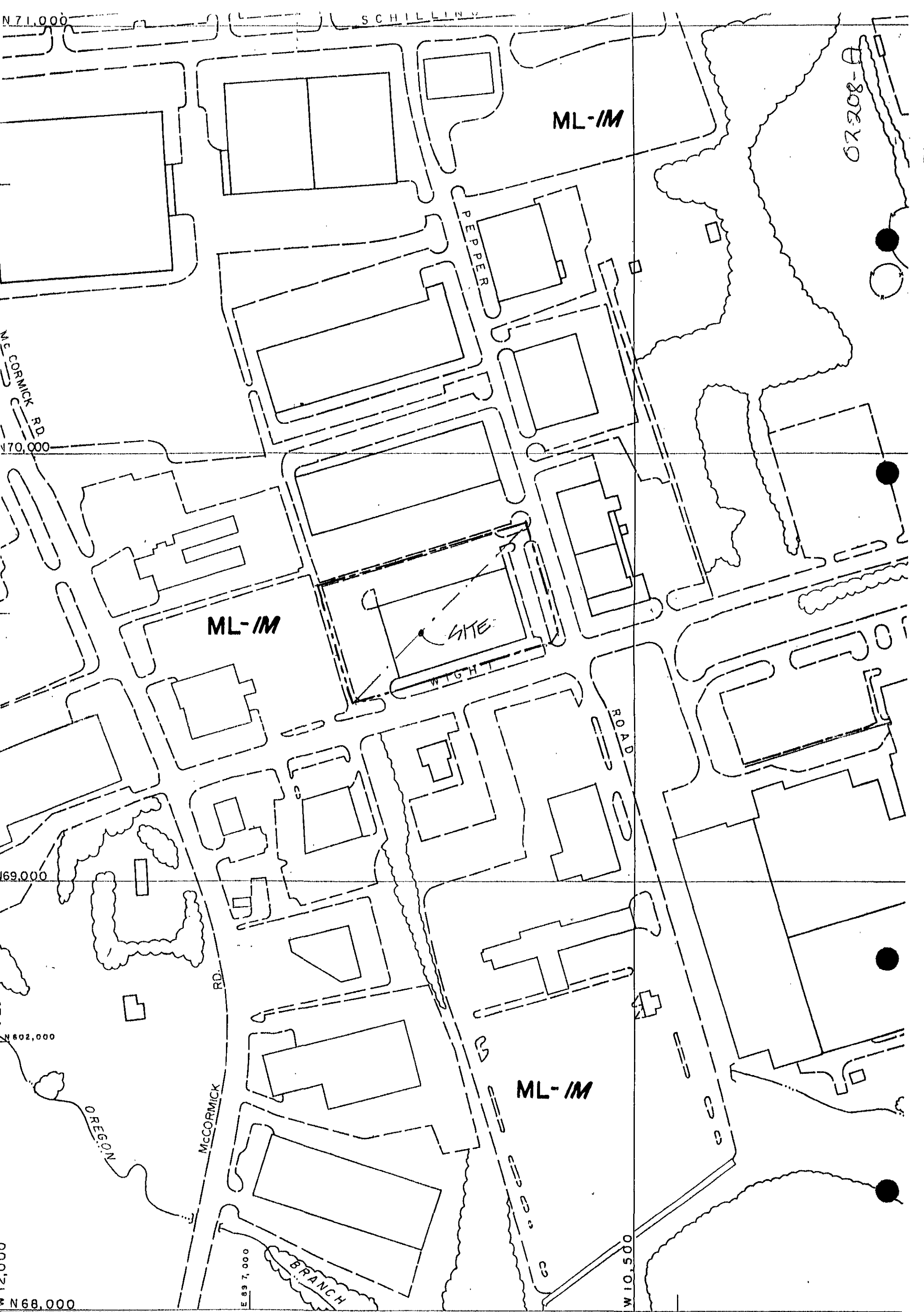
GREGORY YAWMAN

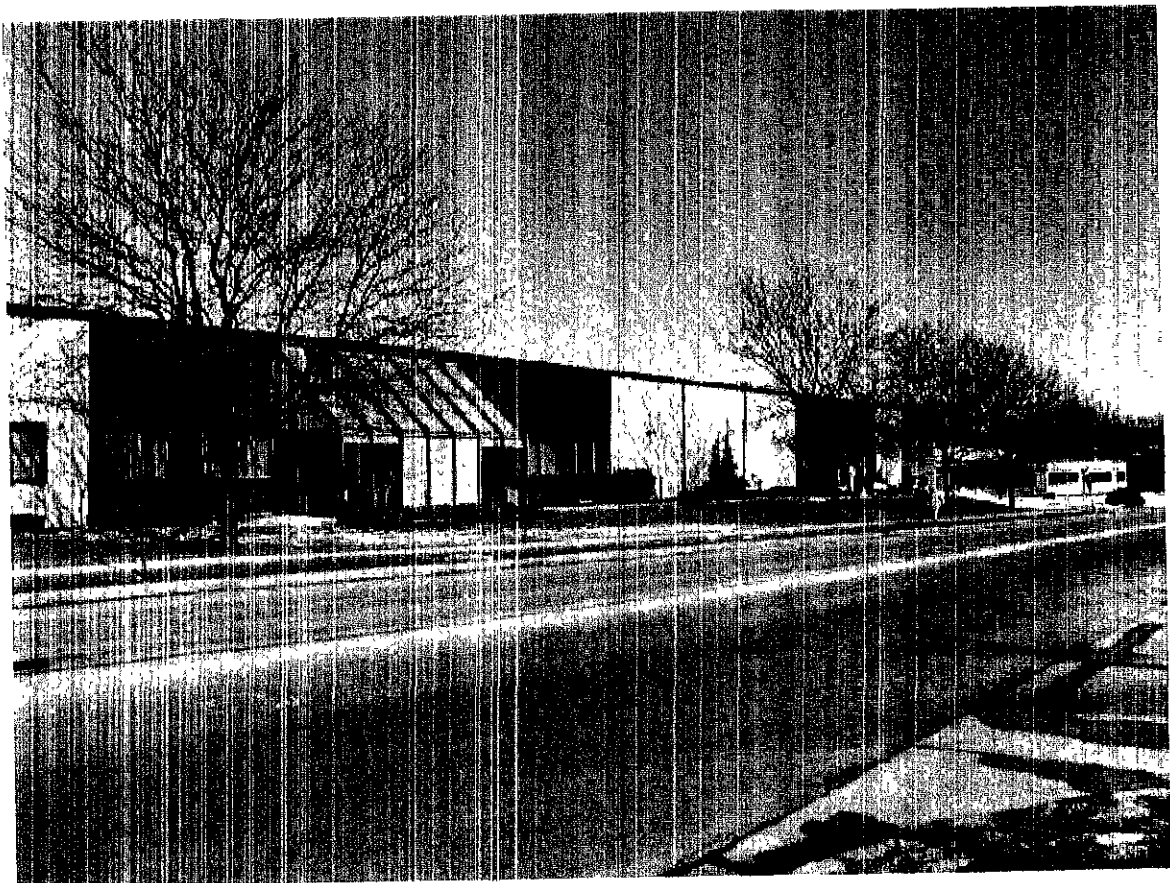
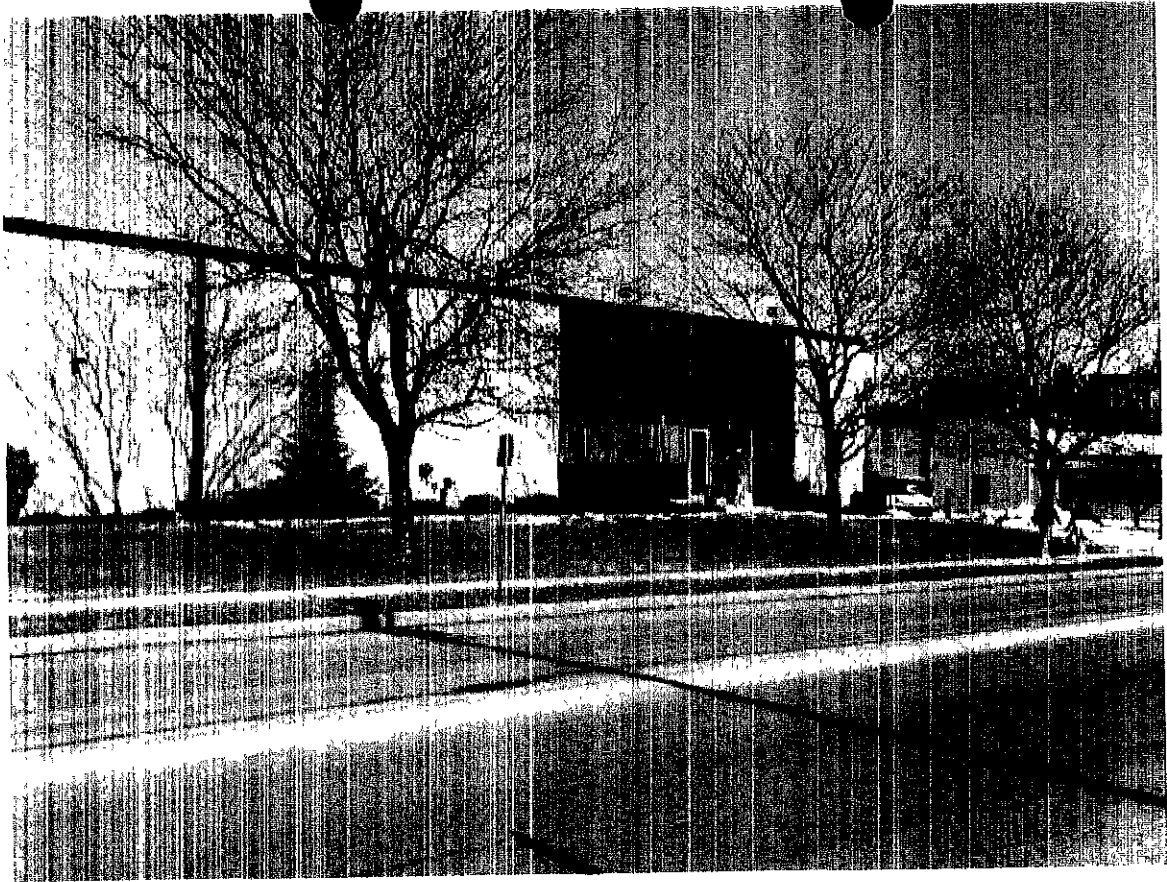
McCormick & Co, Inc. 18 Loveton Circle Sparks MD
21152

C. WILLIAM CLARK

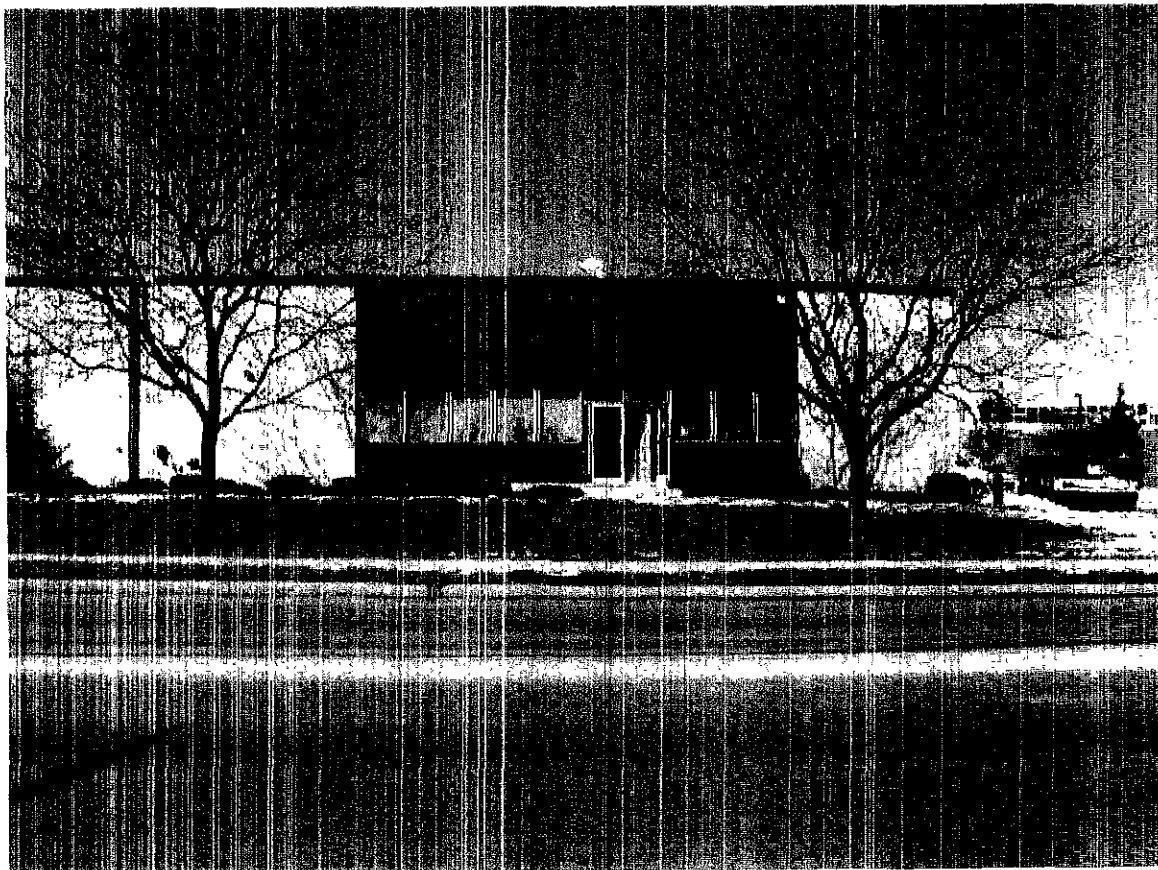
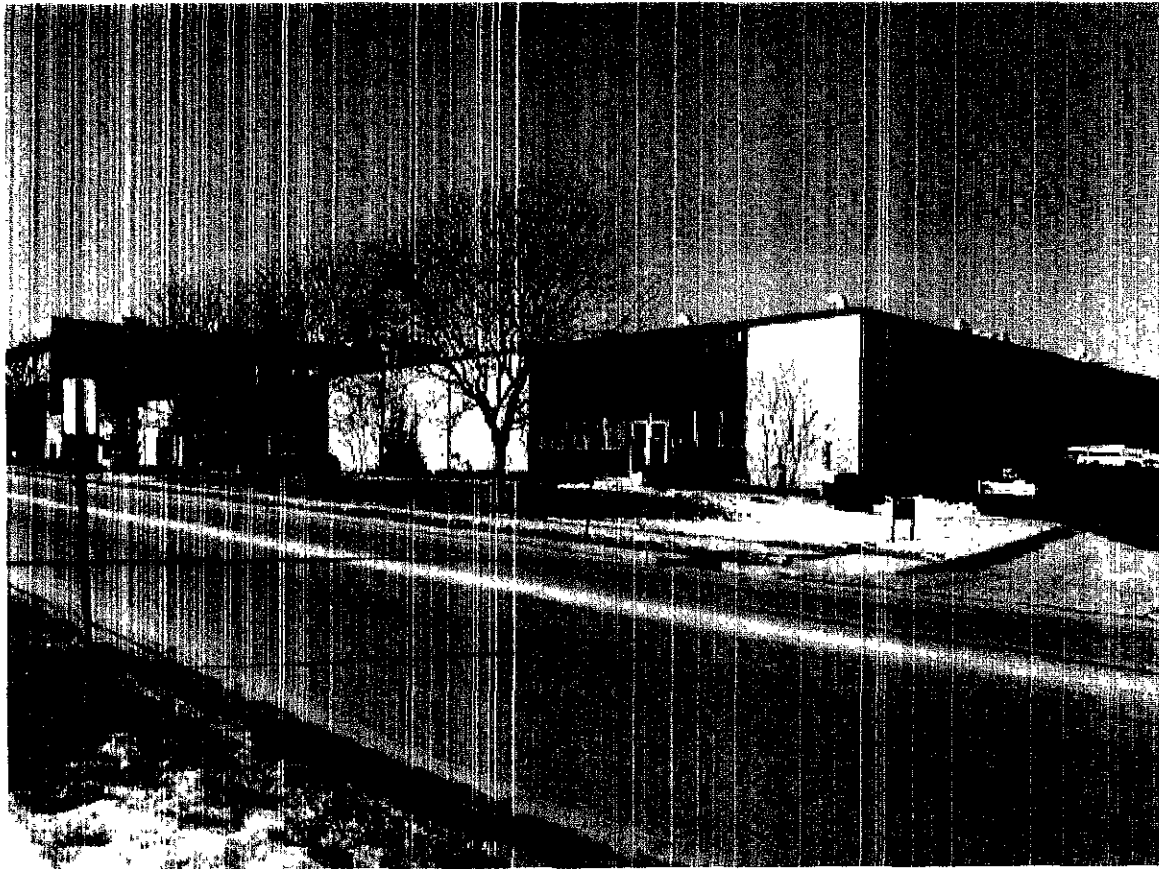
502 WASHINGTON AVE TOWSON 21204







Feb 27



Rel 2B

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

CASE #86-166-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.1 and 258.1 and 303.2 to permit setback of nineteen feet (19') for the front yard in lieu of the required thirty feet (30) from the property line along Wight Avenue

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Required setback would preclude construction of entranceway that would (1) designate the main entrance to the building, (2) provide energy saving air-lock, and (3) provide space for ramp to entranceway to be utilized by handicapped visitors.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

MAP	3D
NO	128
DISTRICT	7
DATE	4/7/86
TYPE	
HEARING	A
FINAL	BE
SV	

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

MCCORMICK AND COMPANY, INC.

(Type or Print Name)

Signature

Signature

Address

Hillsman V. Wilson, President

(Type or Print Name)

City and State

Signature

Robert W. Skelton, Assistant Secretary

Attorney for Petitioner:

(Type or Print Name)

11350 McCormick Road (301) 667-7301

Address

Phone No.

Hunt Valley, Maryland 21031

City and State

Signature

Name, address

tract purch.

H. Donald

Name

11350 McC

Hunt Vall

Address



Send notice to

11011 MCCORMICK ROAD
HUNT VALLEY, MD 21031
(301) 667-7775

JOHN CARL POMORY
MANAGER
SPECIAL CONSTRUCTION

ORDERED BY The Zoning Commissioner of Baltimore Co

of September 1985, that the subject mat required by the Zoning Law of Baltimore County, in two nows out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 22nd day of October, 1985 at 10:00 AM.

FOR FILING

Plt No 3

2. 2 - DERIVED FROM A SURVEY MADE BY
EQU, D. and Assoc., INC. DATED 06/7/80

DESCRIPTION OF PROPERTY

LOCATED ON THE NORTHWEST CORNER OF WIGHT AVENUE AND PEPPER ROAD AND KNOWN AS LOT NO. 26 AS SHOWN ON PLAT FOUR OF HUNT VALLEY BUSINESS COMMUNITY, BALTIMORE COUNTY, MARYLAND WHICH WAS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 47 FOLIO 50; ALSO KNOWN AS 200 WIGHT AVENUE, HUNT VALLEY BUSINESS COMMUNITY, BALTIMORE COUNTY, MARYLAND 21031.

BEGINNING AT A POINT 460.6 FEET NORTHEAST FROM THE CENTERLINE OF MC CORMICK ROAD AND NORTHWEST A DISTANCE OF 35 FEET FROM THE CENTERLINE OF WIGHT AVENUE, HEAD A DIRECTION OF N 72° 47' 30" E FOR A DISTANCE OF 504.99 FEET TO A POINT AND HEAD N 28° 12' 07" E FOR A DISTANCE OF 28.49 FEET TO A POINT AND HEAD N 16° 23' 16" W FOR A DISTANCE OF 270.0 FEET TO A POINT AND HEAD S 72° 47' 30" W FOR A DISTANCE OF 524.95 FEET TO A POINT AND HEAD S 16° 23' 16" E FOR A DISTANCE OF 290.0 FEET TO THE BEGINNING POINT.

John Carl P... ..

McCormick Construction Co., Inc.

11011 Mc

... .. Maryland

September 20, 1985

IN RE: PETITION FOR VARIANCE
NW/corner Wight Avenue and
Pepper Road, (200 Wight Ave.,
8th Election District)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-166-A

McCormick & Company, Inc.,

Petitioner

The Petitioner hereby requests a variance to permit a front yard setback of 19 feet in lieu of the required 30 feet.

Testimony on behalf of the Petitioner indicates that the existing building was constructed in 1962 prior to requirements for the accommodation of handicapped persons. Recently the entire building has been remodeled and brought up to Building Officials' Conference of America (BOCA) standards. A front ambulatory entrance, 11' x 29'8" in size, is designed to be accessible to handicapped visitors and future employees in the research facility and is the only entrance into the required front setback. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of October, 1985, that the herein Petition for Variance to permit a front yard setback of 19 feet in lieu of the required 30 feet, in accordance with the plan prepared by Anthony J. Iammiello, Inc., Architect, dated May 20, 1985, marked Petitioner's Exhibit 1, is hereby GRANTED.

Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING

DATE: 10/25/85

ADMINISTRATIVE ASSISTANT

BY: [Signature] bg



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 17, 2001

C. William Clark, Esq.
Nolan, Plumhoff & Williams
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, MD 21204-4528

Dear Mr. Clark:

RE: 200-200 Wight Avenue, McCormick & Co., Inc., 8th Election District

Your letter to Arnold Jablon, Director of PDM has been referred to me for reply. In zoning case #86-166-A the Deputy Zoning Commissioner on 10-25-85 granted a zoning variance for a 19 foot front setback in lieu of the required 30 feet for an enclosed 11 ft. x 28 ft. x 8 inch ambulatory entrance. Your client's request is for a 2nd enclosed (11 ft. x 42 ft.) ambulatory entrance to be located 175 ft. east of the existing entrance. This proposed second entrance would also have a front setback of 19 ft. and would be in line with the existing entrance as shown on the submitted plan. The purpose of the proposed second entrance would be to allow easier access for persons entering the building for consumer testing of testing of products manufactured by McCormick, and in connection with a reorganization of the interior space of the building. At the time of the prior hearing the address for the portion of the building affected by variance was 200 Wight Avenue. The address for the portion of the building for the proposed entrance is 202 Wight Avenue. Although it is all one building on one separately deeded lot (Tax acc.#16-00-0068,2).

Pursuant to Section 102.1A.2.a of the Policy Manual the proposed addition requires a variance.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John J. Sullivan
Planner II
Zoning Review

JJS:ggs

Enclosure



ZONING COMMISSIONER'S POLICY MANUAL

SECTION
102.1

CONFORMANCE WITH B.C.Z.R.

A. Additions with Deficient Setbacks

1. RESIDENTIAL

If an addition is proposed to a residential building and any setback is deficient, this setback may be extended provided that the deficiency is not increased nor the use of the building is changed (see 102.1.B ZCPM below)

2. NONRESIDENTIAL

a. Minor additions that:

- i. meet the current requirements, or
- ii. in line with an existing deficient setback, and not creating any other deficiencies, and;
- iii. in either case, regardless of the size of the addition, the area utilized for the addition would not prevent correcting any other deficiencies that exist on the property.

- iv. if under "i" and there is no conflict with "iii" and all the current requirements are met, a variance is not required. However, if under "ii", only that particular deficiency or setback must be rectified prior to zoning approval.

b. Major or minor additions that:

- i. are in line with an existing deficient setback but also creating another deficiency, or
- ii. creating two deficiencies, or
- iii. utilizing an area that would prevent correcting any other deficiencies on the property.
- iv. then all of the deficiencies on the property must be rectified prior to zoning approval.

3. SUBDIVISIONS

When subdividing property with existing deficient setbacks, these existing setbacks will be allowed to stand, and not require a zoning variance provided:

- a. that there are no use changes in the existing building and that,
- b. the existing building meets all current required setbacks to any newly created property or lease lines, including R/W widening when widening is taken at the time of record plat or building permit.

- B. CONVERSIONS WITH DEFICIENT SETBACKS - When the use of an existing building changes and the setback requirements for the new use are greater than the existing building setback, existing setbacks shall not be considered as nonconforming and zoning compliance will be required. This may be accomplished by removing a portion of the building, purchasing additional property, or successfully petitioning for a variance based upon hardship or practical difficulty.

Section 301
Projections Into Yards
[BCZR 1955]

301.1 Carports or open porches.

- A. If attached to the main building, a carport or a one-story open porch, with or without a roof, may extend into any required yard not more than 25% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard. Any carport or open porch so extended must be open on three sides. [Bill Nos. 150-1983; 2-1992]
- B. Notwithstanding the provisions of Subsection A, open projections in the side yard are permitted in residential large tract subdivisions only in accordance with Section 504 and the standards as set forth in the Comprehensive Manual of Development Policies. [Bill No. 2-1992]

301.2 Projections such as bay windows, chimneys, entrances, vestibules, balconies, eaves and leaders may extend into any required yard not more than 4 feet, provided that such projections (excepting eaves) are not over 10 feet in length.

301.3 No side and/or rear yard is required for a business or manufacturing use in that portion of any property located in a B.R., M.R., M.L.R., M.L. or M.H. Zone if such side and/or rear line abuts on a railroad right-of-way or siding, to either of which it uses rail access. [Bill No. 56-1961]

Section 302
Height and Area Regulations for New
Residences in Business and Manufacturing Zones
[BCZR 1955; Resolution, November 21, 1956]

Residences hereafter erected in business and manufacturing zones shall be governed by all height and area regulations for the predominant residence zone which immediately adjoins, or by D.R.5.5 Zone² regulations if no residence zone immediately adjoins.

Section 303
Front Yard Depths in Residence and Business Zones
[BCZR 1955]

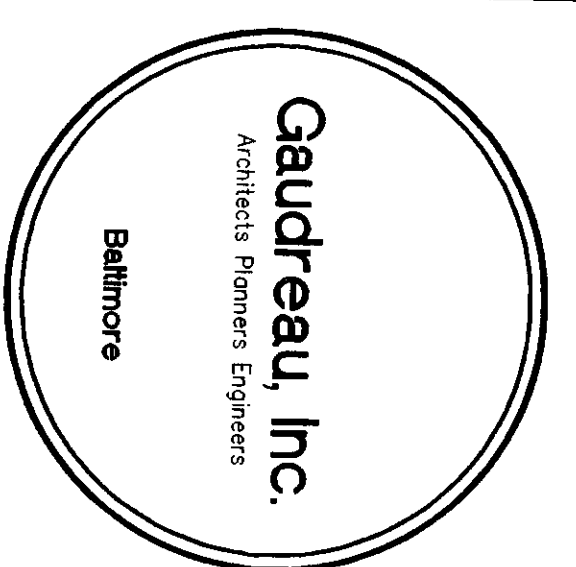
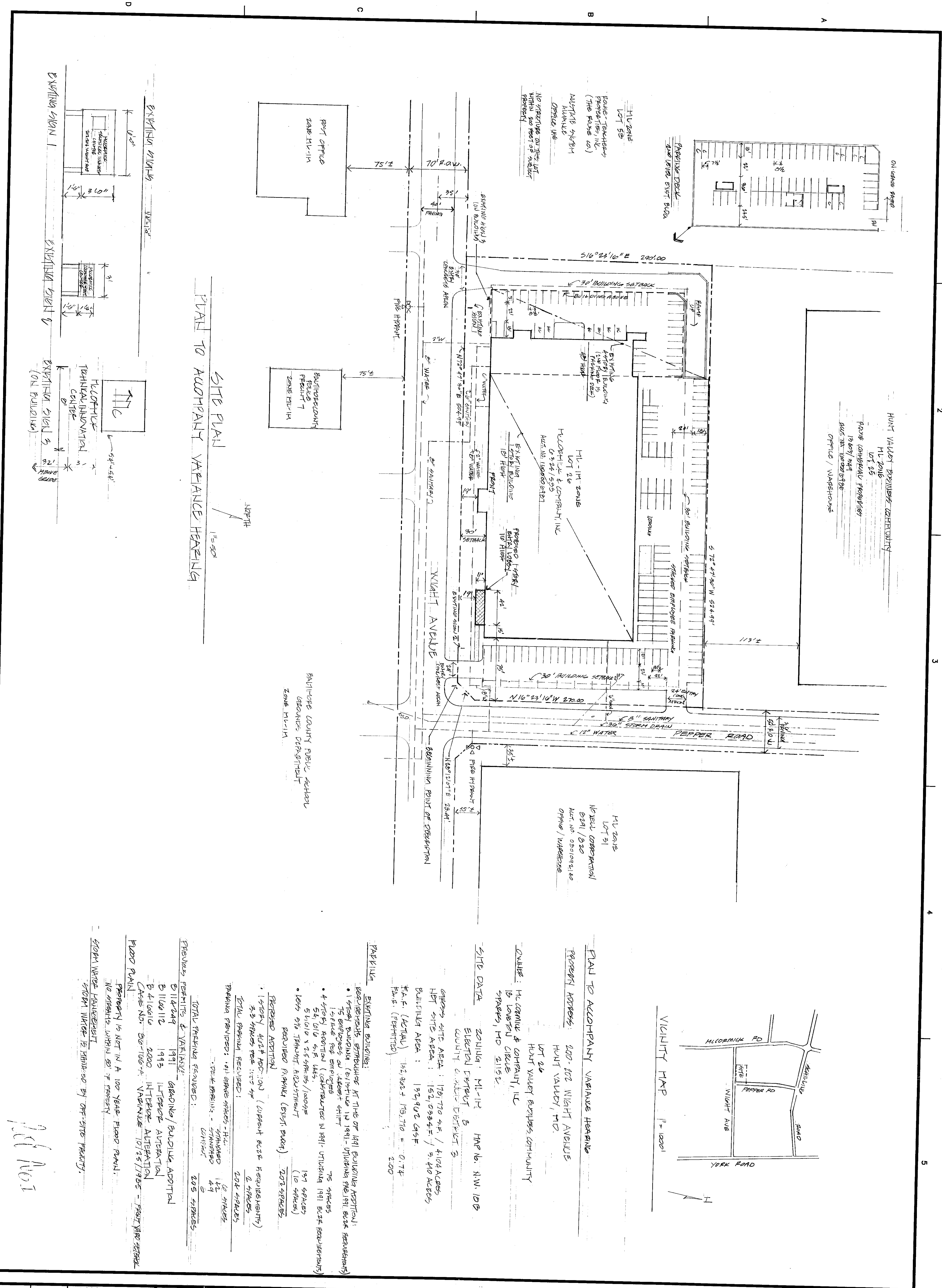
- 303.1 In D.R.2, D.R.3.5 and D.R.5.5 Zones,³ the front yard depth of any building hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side, provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of**

² Editor's Note: In this section, the R.6 Zone was redesignated as the D.R.5.5 Zone pursuant to Section 100.3A.

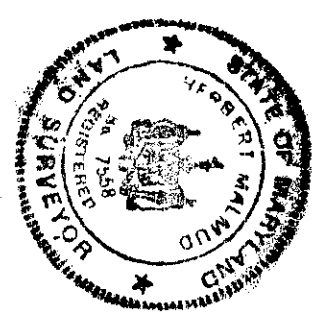
³ Editor's Note: In this section, the R.20, R.10 and R. 6 Zones have been redesignated as D.R.2, D.R.3.5 and D.R.5.5, respectively, pursuant to Section 100.3A.

VARIANCE HEARING

VARIANCE HEARING



810 Light Street Baltimore, Maryland 21230

[illegible]

**McCORMICK TECHNICAL
INNOVATION CENTER**

**SENSORY CONSUMER
INNOVATION CENTER**

HUNT VALLEY, MARYLAND

SITE PLAN

PLAN TO ACCOMPANY VARIANCE HEARING

02-208-7